



Landmark Trees

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## **Planning Portal Reference PP-12361440**

### **S211 Notice – Covering note**

**Site Address:** The Hoo, 17 Lyndhurst Gardens, Hampstead NW3 5NU

**Proposed treeworks:** 1 x Holm Oak (T18 on attached plan) – Remove

Planning permission has been granted for the ‘Dismantling and rebuilding of southern boundary wall to match the existing like-for-like’ (references 2023/0033/P and 2023/0084/L – decisions granted 22-05-2023). The reason for the approved dismantling and rebuilding is because investigations have shown that the boundary wall is in a state of near collapse due to the proximity of a number of trees.

Landmark Trees’ Arboricultural Impact Assessment Report (ref JDL/17LDG/AIA/03a), which was submitted as part of the supporting planning documents, includes a Tree Constraints Plan showing an U category (Poor Quality) tree, holm oak T18, immediately adjacent to the boundary wall within the application site. On the neighbour’s side of the wall is a group of A category (High Quality) lime trees (shown as G11 on the plan) – the semi-mature holm oak stands very close to two of these limes.

The removal of holm oak T18 will ensure that greater protection measures can be implemented to minimise the risk of damage to the high quality group of lime trees adjacent in the neighbouring garden – specific details will be included in the arboricultural method statement (AMS) required pursuant to condition 4 of the planning permission. The AMS will clarify the removal of holm oak T18.

As it is not possible to dismantle / rebuild the wall with poor quality holm oak T18 retained in situ, it could be argued that removal of this tree is implicit in the grant of consent.

The site is located within the Fitzjohns Netherhall Conservation Area. A s211 notification is being submitted – although, in the circumstances, the Council Tree Officer may consider the specified removal of holm oak T18 to be exempt?

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